

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Altman Development Co.

Case #: 21-P-03

Date: December 9, 2003

Comments:

1. Please provide a narrative addressing each of the criteria listed in 47-24.6.A.4 of the City Code of Ordinances.
2. A traffic study shall be prepared for this site and include analysis of the loss of this right of way circulation resulting from any vacation related to this application.
3. The Surveyor's sketch of description indicates a forty (40) foot right of way to be vacated along a 535-foot long corridor. The remaining right of way south of N.E. 11 Street is dead-ended with a modest proposed hammer head for public turn around.
4. The proposed turn around area is inadequate. Section 47-24.5.D.1.k provides that closed ended streets require a dedication for cul-de-sac be seventy (70) feet in diameter.
5. This right of way contains a ten (10) inch sanitary sewer, an eight (8) inch water main, and a storm drainage facility. Any request to vacate this right of way must contain a proposed design for the relocation and/or abandonment of these utilities.
6. This application to vacate this portion of N.E. 11 Avenue requires review by the City's Property and Right of Way Committee prior to requesting approval for Pre-Planning & Zoning Board review. We will want to review the minutes from the Property & Right-of-way committee before signing item off for Planning & Zoning board review.

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7. Provide letters from all franchise utility companies concerning their interest in this utility easement.
8. The applicant shall obtain the review and approval of the City surveyor (Tony Irvine) for the vacation sketch and description prior to submittal for Planning & Zoning Board hearing. The engineering reviewer will sign after applicant obtains signature of Tony Irvine.

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Division: Planning

Member: Jim Koeth
954-828-5276

Project Name: Altman Development Co.

Case #: 21-P-03

Date: December 9, 2003

Comments:

1. Separate application and \$3000 fee is required for Planning and Zoning Board submittal. Applicant is responsible for posting public notice signs and preparations of property owner notification within 300 ft.
2. Prior to PZ submittal, sketch and legal must be signed off by Time Welch, Engineering Design Manager, and Tony Irvine, City Surveyor. Sign-offs or separate letters must be obtained from FPL, Bell South, Comcast and Peoples Gas.
3. If any easements are required, sketches, legals and easement documents must be provided prior to item being scheduled for City Commission. If any facilities need to be relocated, a relocation plan satisfactory to the agencies and the City must be reviewed and approved prior to City Commission review.
4. As per ULDR Sec. 47-24.6, Vacation of Rights-of-Way, submit a point-by-point text narrative with information on how the proposed vacation meets the criteria.
5. Provide a map showing all property owners who support or are co-applicants in this request.
6. Vacation request requires review by the City's PROW Comm. Prior to PZ Bd. submittal. Please contact Victor Volpi at 954 828 5056 to inquire about submittal requirements. Provide comments or conditions placed by the PROW Comm.
7. Additional comments may be forthcoming at the meeting.